

For Registration Sharon A. Davis  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2018 Jul 31 09:39 AM NC Rev Stamp: \$ 720.00  
Book: 8478 Page: 93 Fee: \$ 26.00  
Instrument Number: 2018026596  
DEED

Submitted electronically by Capital City Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 720.00

Parcel Identifier No. 0831-05-08-3238.016 and 0831-05-08-3238.032 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Luis Fernando Gonzalez and Myriam L. Vega Gonzalez, 506 N. Mangum Street, Apt. 209 & Garage Unit G, Durham, NC 27701

This instrument was prepared by: Capital City Law, 116 N. Person Street, Raleigh, NC 27601

Brief description for the Index: 506 N Mangum Street, Apt 209 and Garage Unit G

THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between

GRANTOR

GRANTEE

Frank Farnum Brown, Jr., an unmarried person  
353 W. Main St.  
Durham, NC 27701

Luis Fernando Gonzalez and wife, Myriam L. Vega Gonzalez  
506 N. Mangum Street  
Apt. 209 & Garage Unit G  
Durham, NC 27701

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Durham, Durham Township, Durham County, North Carolina and more particularly described as follows:

See Attached Exhibit A.

Which has the following street address: **506 N. Mangum Street, Apt 209 & Garage Unit G, Durham, NC 27701.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6661 page 56.

All or a portion of the property herein conveyed \_\_\_\_ includes or \_\_\_\_ does not include the primary residence of a Grantor.



**EXHIBIT A**

**Legal Description**

Lying in the City of Durham, Durham Township, Durham County, North Carolina, and being more particularly described as follows:

BEING known and designated as Unit No 209 and Garage Unit G ' MANGUM 506 CONDOMINIUMS, as described in the Declaration of Condominium hereinafter referred to and as shown on a plat of survey and plans entitled "MANGUM 506 CONDOMINIUMS", consisting of sheets 1 through 6, recorded in Condominium Plat Book 11, Pages 207-217, inclusive, in the office of the Register of Deeds of Durham County, North Carolina, all of which is incorporated herein by reference and reference to which is hereby made for a more particular description of same. The street address for such unit as described in the Declaration of Condominiums is 506 N. Mangum Street Unit 209 Durham, NC 27701.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in the "DECLARATION OF MANGUM 506 CONDOMINIUM" recorded in the Office of the Register of Deeds of Durham County in Book 6271, Page 97, et seq., and as shown on a plat or plats entitled "Mangum 506 Condominium", a Condominium recorded in Condominium Plat Book 11, Pages 207-213 in the Office of the Registrar of Deeds of Durham County, North Carolina, all pursuant to membership in MANGUM 506 CONDOMINIUM ASSOCIATION, INC, A NORTH CAROLINA Non-Profit Corporation.

Together with all rights of Grantee in and to the Limited Common Elements and Facilities appurtenant to said Unit; and

Subject to the said Declaration and the By-laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 4.10% as the Common Interest appertaining to the above Unit in the Common Elements; (2) use and restriction of use of the Unit for residential purposes, and other uses reasonable incidental thereto; (3) property rights of Grantee as a Unit Owner, and any guests or invitees of Grantee in and to the Common Elements; (4) obligations and responsibility of the Grantee for regular Common Charges and Special Assessments and the effect of non-payment thereof set forth in the Declaration and the By-Laws annexed thereto; (5) limitations upon the use of Common Elements; (6) obligations of Grantee and the Association, referenced in the By-Laws, for maintenance; and (7) restrictions upon use of the unit ownership in real property conveyed hereby.